



**GRASSROOTS**  
REALTY GROUP

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**113 Copperpond Bay SE**  
**Calgary, Alberta**

**MLS # A2285393**



**\$739,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,291 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Ma		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Positioned on a quiet cul-de-sac, this 2,286 sq ft home combines thoughtful upgrades with an unbeatable location. Freshly painted throughout, it offers 4 spacious bedrooms, 2 furnaces, an EV charger in the garage, and new siding and roof completed in 2021. The open-concept main floor has 9-ft ceilings, hardwood and tile flooring, a private office with French doors, and a gourmet kitchen with extended height cabinetry, granite counters, stainless steel appliances, a large island, and a walk-in pantry. The dining area flows to a huge two-tier, partially covered deck. Ideal for entertaining! While the living room is anchored by an elegant gas fireplace and oversized windows. Upstairs, you'll find a generous bonus room with balcony access, 4 large bedrooms, and a luxurious primary suite featuring a spa-like 5-piece ensuite with double sinks, a soaker tub, and an oversized glass shower. The high-ceiling basement offers rough-in plumbing for future development, and the 21' x 20' garage easily accommodates an extended truck. The pie-shaped backyard is a true retreat, with built-in garden beds on both sides, multiple fruit trees, and lush landscaping that creates a park-like setting. Located within walking distance to parks, ponds, schools, and shopping, with quick access to the ring road this home blends comfort, convenience, and style.